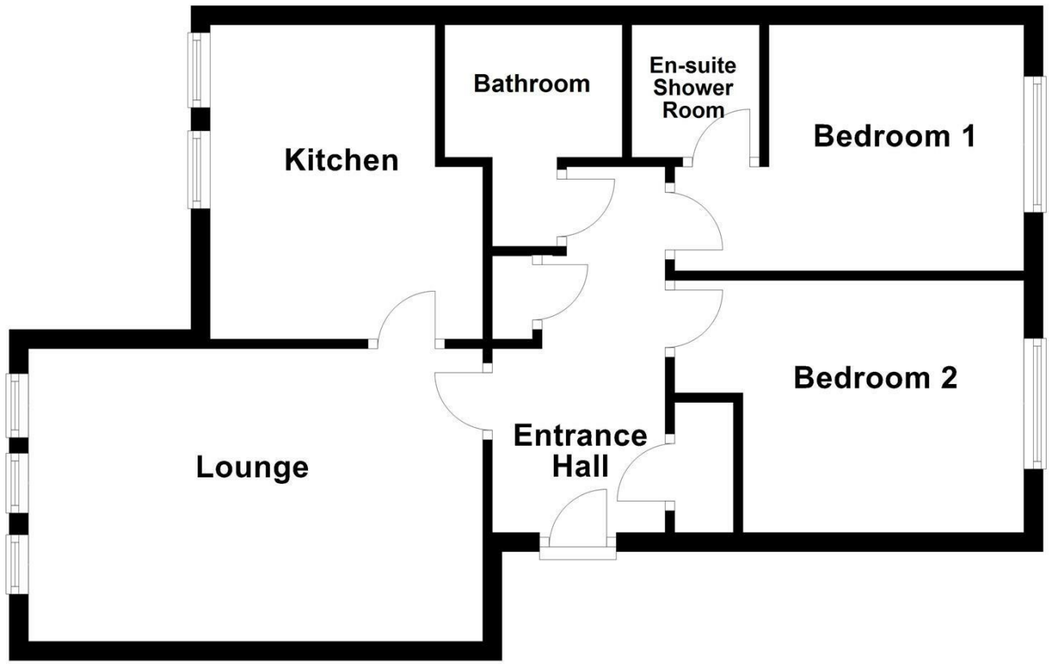
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





73 Princes Gate, Horbury, Wakefield, WF4 5RD

For Sale Leasehold £125,000

A well presented top floor apartment, ideally suited to first time buyers, professional couples, investors or those looking to downsize and benefitting from spacious accommodation and an allocated parking space.

The property briefly comprises of the entrance hall, spacious lounge, kitchen, two bedrooms (main with en suite) and bathroom. There is an allocated parking space and communal gardens.

The property occupies a highly sought after location within Wakefield, conveniently positioned for a wide range of amenities including shops, schools, bars and restaurants. Excellent motorway links and easy access to Wakefield city centre further enhance its appeal.

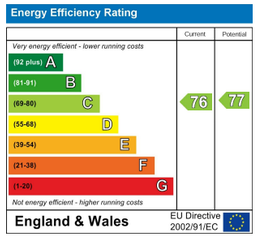
Offered to the market with no onward chain and vacant possession, only a full internal inspection will truly appreciate the accommodation, location and lifestyle opportunity this fantastic property has to offer. An early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
Timber entrance door leading into the entrance hall with carpeted flooring, central heating radiator, loft access and two useful storage cupboards, one of which houses the Vaillant combination boiler. Doors provide access to the bedrooms, bathroom and lounge.

LOUNGE
10'1" x 14'9" (3.09m x 4.51m)
A spacious reception room with carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. Open plan through to the kitchen.



KITCHEN
8'7" x 10'5" (2.64m x 3.20m)
Fitted with a range of wall and base units incorporating laminate work surfaces, stainless steel sink and drainer with mixer tap, four ring gas hob with extractor hood above and integrated oven. Integrated washing machine, together with additional appliance space. Tiled flooring and UPVC double glazed window to the rear elevation.

BATHROOM/W.C.
6'2" x 8'4" (1.88m x 2.55m)
Fitted with a three piece suite comprising panelled bath with hot and cold taps, pedestal wash basin and low flush W.C. Tiled flooring, full height wall tiling, central heating radiator and extractor fan.



BEDROOM ONE
8'0" x 12'1" (2.45m x 3.70m)
Carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation and a range of fitted wardrobes and drawers. Door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
5'5" x 4'7" (1.66m x 1.41m)
Fitted with a low flush W.C., pedestal wash basin with mixer tap and a corner shower cubicle with mixer shower attachment. Tiled flooring, full height wall tiling, central heating radiator and extractor fan.



BEDROOM TWO
8'4" x 11'9" (2.55m x 3.60m)
Carpeted flooring, central heating radiator, fitted wardrobes and drawers, and UPVC patio doors opening to a Juliet balcony.



OUTSIDE
The property benefits from an allocated parking space designated for Apartment 73, together with access to well maintained communal gardens.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

LEASEHOLD
The service charge and ground rent is TBC. The remaining term of the lease is 100 years (2026). A copy of the lease is held on our file at the Ossett office.